

## 9. Implementation Programs

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The following implementation strategies and non-mandatory programs are intended to make the necessary improvements to complete the vision for West Tefft Street. These programs carry forward the plan goals and design principles and are subject to available funding.

### ***Further Design Work***

Detailed design work will be needed to implement the design ideas in this plan, as described below:

#### **1. Street Furniture, Signs and Lights**

The Department of Planning and Building and the Public Works Department should work with community groups to select specific street furniture, street signs and lights to be installed within the West Tefft Corridor, prior to completing any streetscape plans.

#### **2. West Tefft Streetscape Plan**

A streetscape plan should be funded and designed to integrate the recommendations in the Circulation chapter with the public streetscape principles in the Design Principles chapter and the Streetscape standards in Chapter 8. The streetscape plan should provide construction-level detail for sidewalks, crosswalks, lighting, traffic signals, utilities, street trees, furniture, signs, and landscaping within parkways and medians. The plan should provide cost information to support funding requests and opportunities.

#### **3. Mary Avenue, Blume Street and other Streetscape Plans**

A streetscape plan should be prepared for Mary Avenue with the same scope and detail as outlined for the West Tefft Streetscape Plan, for the existing alignment and extension to Hill Street. Other streetscape plans should be completed prior to street improvement plans for this and other streets within the study area.

#### **4. Pathways Circulation Plan**

A pathways plan to show circulation alignments and features through properties within the plan area should be prepared for the information of property owners and the County, for the inclusion of connecting pathways between properties within future projects. The pathways plan should be reviewed by the Nipomo Community Advisory Council and the County Park and Recreation Commission.

#### **5. Directional Signage**

The county should work with a consultant and the community to develop a program of directional signage to indicate the locations of important destinations within Nipomo and the West Tefft Corridor.

## **6. Drainage Detention**

A detailed plan for controlling stormwater run-off and detaining it in basins should be prepared by the Public Works Department subject to available funding. Alternative methods and facilities should be incorporated into the plan to accommodate development; underground basins should be encouraged.

## **7. Utilities Undergrounding**

The County Department of Planning and Building and the Public Works Department should work with the Undergrounding Committee to schedule and construct underground electrical utilities including transformers and other facilities within the West Tefft Corridor area.

## ***Funding and Maintenance***

### **8. Funding Sources**

One or more funding sources to pay the expenses of installing streetscape enhancements should be identified and utilized. The primary source would be transportation enhancement grants that are administered by the San Luis Obispo Council of Governments (SLOCOG). Other sources could be local fundraising events and benefactors, and an assessment district within the plan area would provide long-term funding for purchasing features as desired.

### **9. Maintenance Entity**

A local agency such as the Nipomo Community Services District would be an excellent entity to commit to maintaining the streetscape features such as street lighting, street trees, trash receptacles and street furniture. The community and property owners within the area may wish to form an assessment district specifically for the purpose of maintenance, such as a Property and Business Improvement District (PBID), or a landscape and lighting district.

## ***Business Development***

### **10. Property and Business Improvement District**

A successful town center is dependent on the cooperation of businesses, property owners, and stakeholders within the community. A Property and Business Improvement District offers the ability to form an organization that can set and work toward goals for business development and operation. As a district it would fund its program and any staffing or contracting needs. It would perform a variety of needed functions to promote and coordinate businesses to cooperate in marketing the West Tefft Corridor as an entity, and to aid in business attraction and location.

### **11. Parking improvements**

A reduced parking requirement can be developed by the County with an ordinance that allows for a greater reduction than the current provision. Parking lots could be acquired and provide parking space to developers who would be willing to pay an in-

lieu fee for part of their parking requirement. This approach would enable more store area to be developed within sites that utilize off-site parking.

**Table 9-1: Schedule of Implementation Programs**

Title	Agencies	Potential Funding	Priority	Time Frame (Years)
<b><i>Further Design Work:</i></b>				
1. Street Furniture, Signs and Lights	PIng&Bldg*; Public Works	Grant; Assessment district; General fund	High	3-5
2. West Tefft Streetscape Plan	PIng&Bldg; Public Works	Grant; General fund	High	1-3
3. Other Streetscape Plans	PIng&Bldg; Public Works	Grant; General fund	High	1-3
4. Pathways Circulation Plan	PIng&Bldg; Public Works	Grant; General fund	Medium	1-3
5. Directional Signage	PIng&Bldg	Assessment district; General fund	Medium	1-3
6. Drainage Detention	Public Works PIng&Bldg Nipomo CSD	Assessment district; General fund	Medium	1-3
7. Utilities Undergrounding	Public Works PIng&Bldg	Assessment district; Fees	Medium	3-5
<b><i>Funding and Maintenance</i></b>				
8. Funding Sources	PIng&Bldg; Public Works	Fundraiser; Assessment district; General fund	High	1-3
9. Maintenance Entity	PIng&Bldg Nipomo CSD	Assessment district; General fund	High	1-3
<b><i>Business Development:</i></b>				
10. Property and Business Improvement District	PIng&Bldg	Assessment district; General fund	Medium	1-3
11. Parking Improvements	PIng&Bldg; Public Works	Assessment district; Grant; In-lieu parking fee; General fund	High	1-3

\* PIng&Bldg = Department of Planning and Building